| 140.A | 0001 | 0074.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 406,600 | / | 406,600 |
| USE VALUE: | 406,600 | / | 406,600 |
| ASSESSED: | 406,600 | / | 406,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 72 | -74 | MT. VERNON ST, ARLINGTON |

## OWNERSHIP

Unit #: 74A

| | |
|---|---|
| Owner 1: | LIN KENNETH Y |
| Owner 2: | YAU MICHELLE S |
| Owner 3: | |
| Street 1: | 74A MT VERNON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TEETER D ANDREW & DENISE C - |
| Owner 2: | - |
| Street 1: | 72 MT VERNON STREET UNIT 7A |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1902, having primarily Vinyl Exterior and 1005 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 406,600 | | | 406,600 |
| Total Card | 0.000 | 406,600 | | | 406,600 |
| Total Parcel | 0.000 | 406,600 | | | 406,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.58 | /Parcel: 404.5

## Legal Description

## Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 140.A-0001-0074.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 400,800 | 0 | . | | 400,800 | 400,800 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 409,400 | 0 | . | | 409,400 | 409,400 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 363,000 | 0 | . | | 363,000 | 363,000 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 331,700 | 0 | . | | 331,700 | 331,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 331,700 | 0 | . | | 331,700 | 331,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 307,100 | 0 | . | | 307,100 | 307,100 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 293,500 | 0 | . | | 293,500 | 293,500 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 293,500 | 0 | . | | 293,500 | 293,500 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15670

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TEETER D ANDREW | 69076-318 | | 3/30/2017 | | 480,000 | No | No | | |
| MADISON RICHARD | 51468-158 | | 7/22/2008 | | 300,000 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/20/2013 | 702 | Re-Roof | 6,700 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/3/2017 | Measured | DGM | D Mann |
| 4/30/2014 | External Ins | PC | PHIL C |
| 6/19/2013 | Info Fm Prmt | EMK | Ellen K |
| 1/21/2009 | NEW CONDO | BR | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 8035 | | | | | | | | | | | | | G10 | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 05:21:35 |

## LAST REV

| Date | Time |
|---|---|
| 05/15/17 | 13:59:06 |

mmcmakin

## User Acct

310720

## GIS Ref

## GIS Ref

## Insp Date

03/03/17

!15670!

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 89665 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1902 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 3 - 3rd Floor |
| % Own: | 28.100000000 |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 295.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 398.210 |
| Other Features: | 75500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.04999995 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 499486 |
| Depreciation: | 92904 |
| Depreciated Total: | 406582 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 4 | BRs: | 2 | Baths: | 1 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 4 | 2 | |
| Totals | | | |
| 1 | 4 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 418.12 |
| Special Features: | 0 | Val/Su Net: | 404.58 |
| Final Total: | 406600 | Val/Su SzAd | 404.58 |

## SKETCH

UnSketched SubAreas:
GLA: 1005,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 1,005 | 398.210 | 400,201 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,005 | | | Total: | 400,201 |
| Size Ad | 1005 | Gross Are | 1005 | FinArea | 1005 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

140.A-0001-0074.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|